

In re:  
Ronald H. Wise, Sr.  
Debtor

Case No. 16-15155-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Feb 03, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 05, 2021:

Recip ID	Recipient Name and Address
db	+ Ronald H. Wise, Sr., 930 E. Sedgwick Street, Philadelphia, PA 19150-3518

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 05, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 3, 2021 at the address(es) listed below:

Name	Email Address
DANIEL E. MUELLER	on behalf of Debtor Ronald H. Wise Sr. dem@demattorney.com, harborstoneecf@gmail.com
HARRY B. REESE	on behalf of Creditor PennyMac Loan Services LLC, Servicer for Bank of America, N.A. bankruptcy@powerskirm.com
JEROME B. BLANK	on behalf of Creditor BANK OF AMERICA N.A. paeb@fedphe.com
JILL MANUEL-COUGHILIN	on behalf of Creditor PennyMac Loan Services LLC, Servicer for Bank of America, N.A. bankruptcy@powerskirm.com
JILL MANUEL-COUGHILIN	on behalf of Creditor BANK OF AMERICA N.A. bankruptcy@powerskirm.com
JOSEPH ANGIO DESSOYE	on behalf of Creditor PENNYMAC LOAN SERVICES LLC paeb@fedphe.com

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Page 2 of 2

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MARIO J. HANYON

on behalf of Creditor Bank Of America N.A. C/O Pennymac Loan Services, LLC wbecf@brockandscott.com,  
wbecf@brockandscott.com

POLLY A. LANGDON

on behalf of Trustee FREDERICK L. REIGLE ecfmail@readingch13.com

REBECCA ANN SOLARZ

on behalf of Creditor PENNYMAC LOAN SERVICES LLC bkgroup@kmlawgroup.com

SCOTT F. WATERMAN (Chapter 13)

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 11

**United States Bankruptcy Court  
Eastern District of Pennsylvania**

In re **Ronald H. Wise, Sr.**

Debtor(s)

Case No. **16-15155-amc**

Chapter **13**

**ORDER**

**AND NOW**, upon consideration of the Motion of the Debtor to Sell Real Property Located at 930 East Sedgwick Street, Philadelphia, PA 19150 (the "Motion") filed by Ronald H. Wise (the "debtor"), and the Court having considered the Motion, objections to the Motion, if any, and arguments of any counsel; and having determined that adequate notice of the Motion has been given under Federal Rule of Bankruptcy Procedure 2002; and having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein;

It is hereby ORDERED that:

The debtor's Motion seeking authority to sell the debtor's real estate located at 930 East Sedgwick Street, Philadelphia, PA 19150 to Pamela Barton and to retain brokers KW Philadelphia and Megan Toll is GRANTED. The property may be sold subject to the lien of PennyMac Loan Services, LLC (the "Lienholder"), and the same lien shall remain on the property until such time that it is paid in full, subject to a proper payoff quote at the time of sale, or the Lienholder otherwise approves a lesser amount. The debtor is authorized to close the sale immediately.

Dated: \_\_\_\_\_, 2021



**Date: February 3, 2021**

**HONORABLE ASHELY M. CHAN  
United States Bankruptcy Court Judge**

cc:

SCOTT F. WATERMAN (Chapter 13)  
ECFMail@ReadingCh13.com

POLLY A. LANGDON on behalf of Trustee FREDERICK L. REIGLE  
ecfmail@readingch13.com

United States Trustee  
USTPRegion03.PH.ECF@usdoj.gov

DANIEL E. MUELLER on behalf of Debtor Ronald H. Wise, Sr.  
dem@demattorney.com, harborstoneecf@gmail.com

JEROME B. BLANK on behalf of Creditor BANK OF AMERICA, N.A.  
paeb@fedphe.com

JOSEPH ANGIO DESSOYE on behalf of Creditor PENNYMAC LOAN SERVICES, LLC  
paeb@fedphe.com

MARIO J. HANYON on behalf of Creditor Bank Of America, N.A. C/O Pennymac Loan  
Services, LLC  
mario.hanyon@brockandscott.com, wbecf@brockandscott.com

JILL MANUEL-COUGHLIN on behalf of Creditor BANK OF AMERICA, N.A.  
bankruptcy@powerskirn.com

JILL MANUEL-COUGHLIN on behalf of Creditor PennyMac Loan Services, LLC, Servicer for  
Bank of America, N.A.  
bankruptcy@powerskirn.com

JOHN L. MCCLAIN on behalf of Debtor Ronald H. Wise, Sr.  
aaamcclain@aol.com, edpabankcourt@aol.com

HARRY B. REESE on behalf of Creditor PennyMac Loan Services, LLC, Servicer for Bank of  
America, N.A.  
bankruptcy@powerskirn.com

REBECCA ANN SOLARZ on behalf of Creditor PENNYMAC LOAN SERVICES, LLC  
bkgroup@kmlawgroup.com